



3, Riverside Court

Calver, Hope Valley, S32 3YW

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). The auction is now live until 1pm on 25th February.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

A panelled door opens to an entrance hall with



- For Sale by Modern Auction – T & C's apply auction live until 1pm 25th Feb
- The Modern Method of Auction
- Online bidding available
- Leasehold
- Subject to Reserve Price
- Fixed Timescales for Exchange and Completion
- Buy with Finance
- Buyers fees apply
- View, Bid & Buy
- BID ON ME



storage cupboard and secure entry system. An inner hallway provides access to all accommodation. The main living space has two windows overlooking the communal grounds with lovely views towards Curbar Edge. The L-shaped reception room features dining area and two further windows overlooking the heart of the development. The kitchen features a range of units with worktop space incorporating stainless steel sink and drainer, four burner hob with extractor hood over, oven, fridge/freezer, dishwasher and space for under counter washer/dryer. The master bedroom features fitted wardrobes, a lovely view and en-suite featuring low flush WC, pedestal wash basin, walk-in shower enclosure with electric shower and chrome heated towel rail. Bedroom two is a small double bedroom with rear aspect across the grounds. The family bathroom features a white suite consisting of low flush WC, pedestal wash basin, bath and chrome heated towel rail.

Outside, the property benefits from additional visitor parking and use of a private gymnasium. There are beautifully landscaped communal gardens surround the Mill. An internal viewing is highly recommended to appreciate the superb accommodation, views and picturesque riverside location.

There is a basement storage cage for the flat (1m x 2.4m x 2.4m) and an internal communal cycle storage area for the complex.

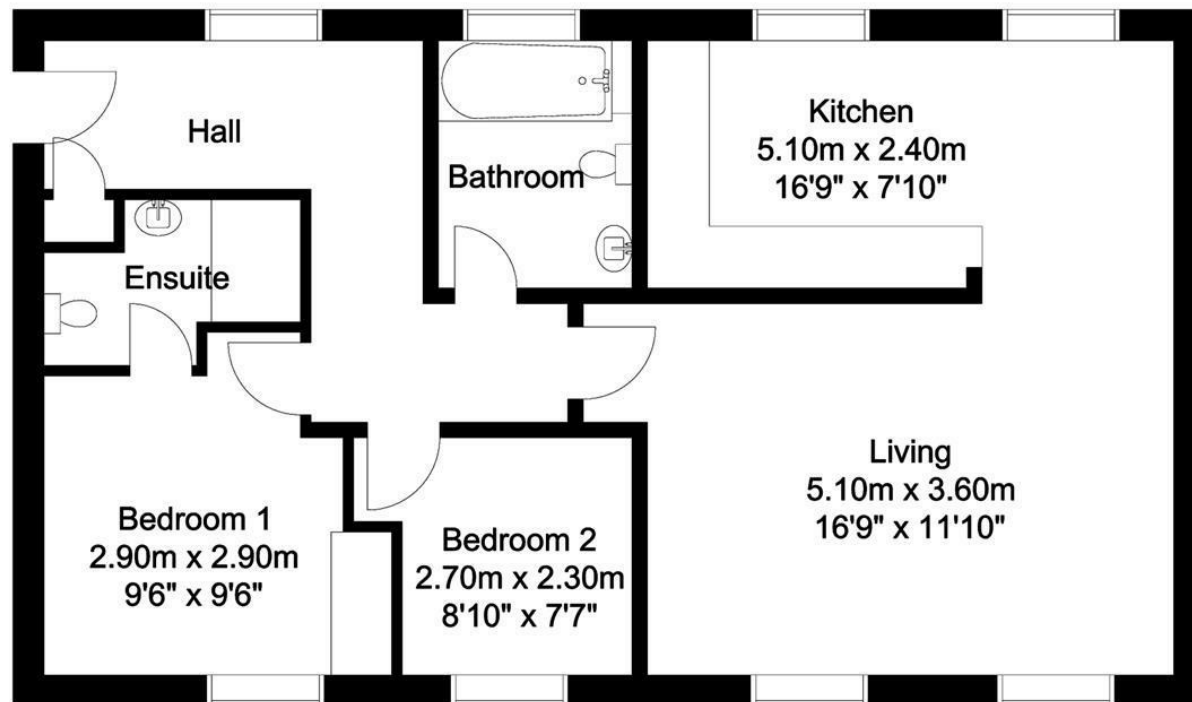
Shorthold tenancy is allowed i.e. six month let, however holiday lets are prohibited. The ground rent and service charge are set by the residents. Tenure: Leasehold - share of Freehold





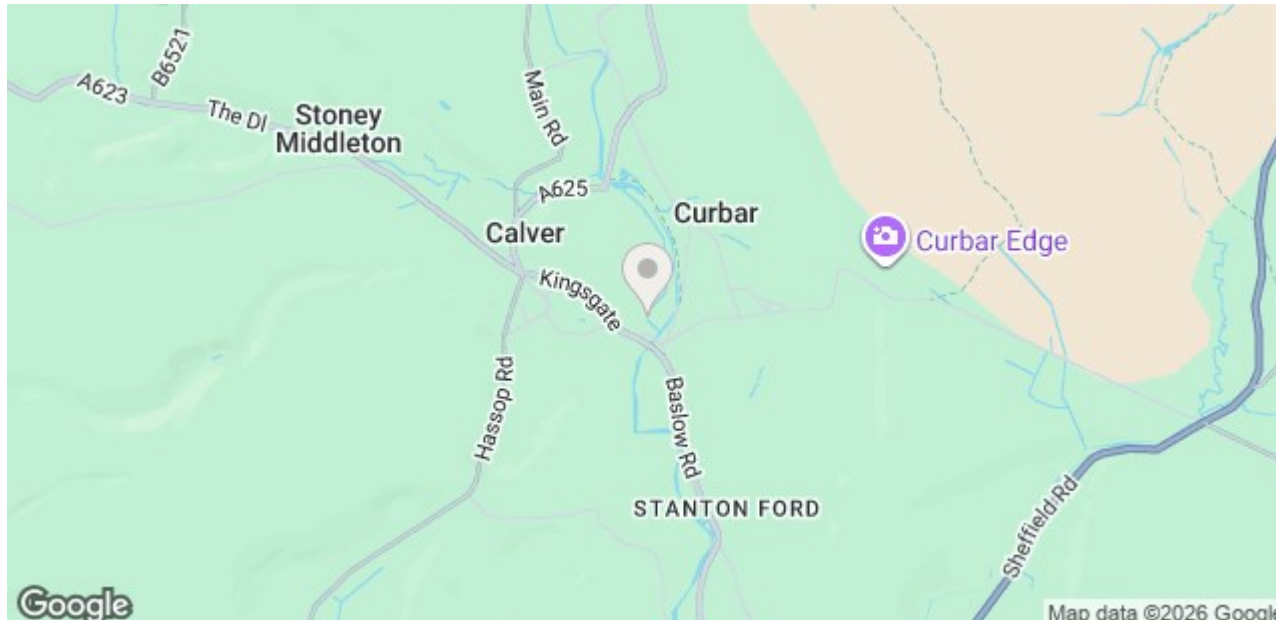
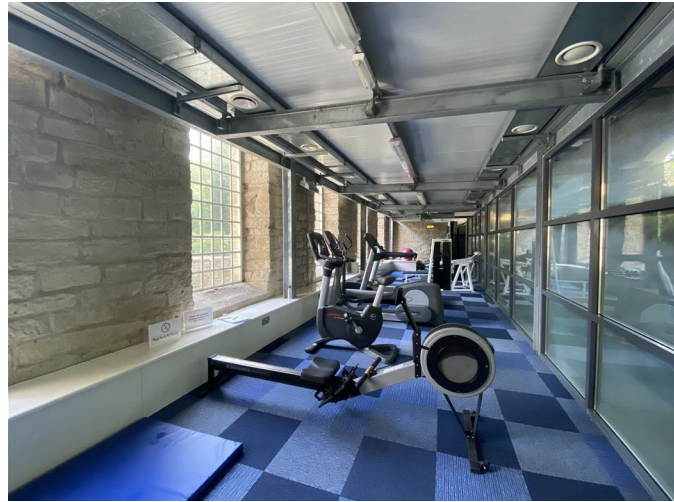


Ground Floor
67 sq m/721.18 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2024

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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